

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, February 4, 2005, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of January 21, 2005**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

Agenda Items

- 1. Lamar Square Condominium Conversion; Tentative Map TM 5360, Spring Valley Community Plan Area (Caldwell) (Continued from the hearing of December 17, 2004)**

This is a request for a Tentative Map for a one-lot condominium conversion. The Tentative Map proposes to convert 22 existing townhomes into a 22-unit condominium complex. The subject property measures 1.7 acres in size and is in the (1.3) Estate Development Area (EDA) Regional Category and the (8) Residential (14.5 dwelling units per acre) Land Use Designation of the General Plan. The site is zoned (RV15) Variable Family Residential Use Regulation (15 dwelling units per acre). The project is located at the northwest corner of Lamar Street and Bancroft Drive.

This item was continued from the hearing of November 5, 2004 to allow the applicant to pursue a waiver of the requirement to underground utilities. The applicant obtained approval of the waiver from the Spring Valley Planning Group December 14, 2004. The Department of Public Works has evaluated and recommends approval of the requested waiver. This item is continued from the hearing of December 17, 2004.

2. **Woods Valley Ranch Wastewater Reclamation Plant, Major Use Permit P03-116, Valley Center Community Planning Area (Sibbet)**

This project is a Major Use Permit for a wastewater reclamation plant. In 1998, a Major Use Permit (P97-013) was approved to change the location of the plant further away from any residences. Then in 2003, P97-013 expired, and this new P03-116 was submitted to accommodate the change in location and some changes with respect to technological advancements. The latest plant design utilizes newer and more efficient technologies to insure a safer and more efficient operation than what was previously approved. This application also includes a smaller interim plant, which will be operational for approximately 15 months while the permanent plant is constructed. Approval of a Major Use Permit is required by Section 2888b of the Zoning Ordinance, Board of Supervisors Policy I-78, and the Woods Valley Ranch Specific Plan Amendment (SPA 97-001). This site is zoned S88, Specific Plan Area Use Regulation and is designated (21) Specific Plan Area in the General Plan. This site is located near the western edge of the Woods Valley Ranch Golf Course near the maintenance area, and just south of Moosa Creek.

3. **Maple Street Business Park Condominiums; Tentative Map, TM 5368, Ramona Community Planning Group (Rosenberg)**

The project is an application for a Tentative Map for a condominium conversion. The project proposes to convert 16 existing industrial and commercial units into a 16-unit industrial and commercial condominium complex. The project site is within the General Plan Land Use Designation (16) General Impact Industrial and is zoned M54, Moderate Impact Industrial Use Regulation. The project site is located at 432 Maple Street.

4. **Glen Abbey Memorial Park; Major Use Permit Modification, P52-008W³, Sweetwater Community Plan Area (Bunnemeyer)**

This is a request for a Major Use Permit Modification of approved Major Use Permit P52-008W² to expand the existing cemetery for future internments in accordance with Sections 1350, 2185.b and 7358 of the Zoning Ordinance. Glen Abbey Memorial Park is an existing cemetery consisting of 115.58 acres. Currently, 60.19 acres are used and the proposed expansion will utilize an additional 22 acres to accommodate 35,500 to 37,500 new burials. Fourteen (14) new mausoleum buildings ranging in size from 600 to 3,570 square feet are proposed consisting of 14 different mausoleums, burial gardens, statuary, fountains, monuments, and curb-side parking areas to be developed in phases as described on the plot plan. Also, a riding and hiking trail will be established along the eastern property line. The General Plan Land Use Designation is (22) Public/Semi Public Lands and the zoning is RR1 (Rural Residential). The 60.19 acres used as a cemetery are completely developed and an additional 22 acres are proposed for expansion. The subject site is located at 3838 Bonita Road.

5. GP 2020 – Housing Element (Rowan)

This is an informational presentation on the County's housing allocation, as well as new State laws associated with the Housing Element. The presentation also discusses how Housing Element requirements affect GP 2020.

Administrative Items

- E. Director's Report**
- F. Report on actions of Planning Commission's Subcommittees.**
- G. Designation of member to represent Commission at Board of Supervisors.**
- H. Discussion of correspondence received by Planning Commission.**
- I. Closed Session**

Conference With Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to subdivision (b) of Government Code Section 54956.9:
(Number of Potential Cases – 1)

Department Report**J. Scheduled Meetings.**

February 18, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 4, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 18, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 1, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 15, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 29, 2005	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

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May 13, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 27, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 10, 2005	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,
Reclamation Plans, Coastal Use Permit Cases,
Site Plans required by Specific Plans, Plan
Amendment Authorizations-----

Within 10 calendar days after Planning
Commission action

Specific Plans, Specific Plan
Amendments, Road Matters, Rezones,
Agricultural Preserves, Plan Implementation
Hearings, General Plan Amendment
Hearings-----

No appeal necessary since staff will
automatically transmit case to Board of
Supervisors.

Administrative Appeals, Variances,
Minor Use Permits-----

No appeal possible to Board of
Supervisors; Planning Commission action
is final.

This Agenda is now available on the County of San Diego's web site at "www.co-san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".